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City of Healdsburg
2008 General Plan Annual Progress Report

Background

The State of California requires the City to submit an annual report on the status of the General Plan and progress made toward its implementation to the City Council, the Governor's Office of Planning and Research and the California Department of Housing and Community Development. The report also identifies how City decision-making was guided by the General Plan's goals, policies and implementation measures.

Status of the Healdsburg General Plan

The City is nearing completion of a comprehensive revision of its current General Plan. While much of the General Plan continues to be relevant, it needs to be updated to reflect current conditions and new challenges and opportunities in directing future development. The General Plan must also address the topics and issues contained in the latest General Plan Guidelines promulgated by the State.

The final hearing draft of the Healdsburg 2030 General Plan was released in January 2009, along with its Revised Draft Environmental Impact Report (DEIR). The Planning Commission will hold a hearing on March 10, 2009 to receive public comments on the DEIR, followed by public hearings on the draft Background Report, Policy Document and Land Use Map by the Commission and Council. A community workshop will also be conducted on these documents in April 2009. One or more City Council hearings will subsequently be held prior to the adoption of the General Plan update and certification of its EIR.

The Housing Element is being revised separately in concert with the revision cycle established by state law. The background report portion of the Housing Element update is expected to be released in March.

General Plan Implementation during 2008

Actions that were taken by the City of Healdsburg during 2008 to implement the current General Plan are summarized by element, along with a notation of the applicable policies and implementation programs. Many of the implementation programs not included in the summary were completed in earlier years.

Significant efforts by the City of Healdsburg to implement the General Plan during 2008 include:

- Adoption of the Saggio Hills Area Plan and approval of the project. Several of the project's components, including a 37-acre community park, a 14-acre site for up to 150 units of affordable housing, a fire sub-station and a public trail network, implement General Plan policies and programs in the project.
- Adoption of the Healdsburg Parks and Open Space Master Plan.
- Completion of the wastewater treatment plant, which upgraded the treatment of effluent to the Advanced Waste Treatment level.
- Approval of 64 extremely-low and lower-income apartments on a Redevelopment Agency-owned site at 40 W. Grant Street. The project will include units for the disabled and seniors, as well as provide several transitional housing units.
- Annexation of the remaining unincorporated properties in the Grove Street neighborhood

- Initiation of the annexation process for the only remaining unincorporated island within the city limits (i.e., north side of Paul Wittke Drive, east of Healdsburg Avenue).
- Preparation of construction plans for Segment 5 of the Foss Creek Multi-Use Pathway, which will provide a critical link from the south side of Norton Slough to an affordable housing project and Grant Street.
- Adoption of the Healdsburg Bicycle and Pedestrian Master Plan that identifies improvements and programs to encourage cycling and walking.
- Installation of bicycle parking through the downtown and at all City activity centers.

Summary of Actions Taken by the City of Healdsburg during 2008 to Implement the Healdsburg General Plan

Land Use Element

The Land Use Element is the central element of the General Plan in that it prescribes the pattern and intensity of land use and sets forth goals, policies, and implementation measures for future development and redevelopment of land. The Land Use Element also contains development standards for residential density and non-residential floor area ratios. Actions taken by the City of Healdsburg during 2008 to implement the Land Use Element include the following.

Maintenance of Urban Growth Boundary Policies A.1, A.3, A.9	The City did not extend water or sewer service outside of its Urban Growth Boundary or amend the Boundary during 2008.
Preparation of Specific Plans Policies A.4, C.4 Program 1	The City adopted the Saggio Hills Area Plan in 2008, which will act as the specific plan to comprehensively guide development of the 258 acres in Sub-Area C following their annexation to the city.
Annexations Policy A.6	The City completed the annexation of the remaining unincorporated properties in the Grove Street neighborhood in 2008. The City initiated the annexation process for the only unincorporated island remaining within the city limits in 2008. The City ensured through its actions on the Saggio Hills project in 2008 that its annexation would not result in the creation of unincorporated islands, peninsulas or other irregular city boundaries.
Growth Management Program Policy A.5	The City administered the Growth Management Program. Exemptions were granted for one secondary residential unit and one affordable unit.
Retention of Low-Intensity Uses Outside of Urban Service Area Policies B.1, B.2, B.5	The City worked with the County of Sonoma to ensure the conservation of lands between Healdsburg and Windsor in permanent open space, agriculture or very low-intensity uses as part of the County's General Plan comprehensive update.
Cooperative Planning Policy B.4.	The City worked with the County of Sonoma to achieve common land use objectives for the unincorporated lands within the Healdsburg Planning Area.
Restricted Development in Constrained Areas Policy C.1	The City ensured that only very low and low-intensity land uses will be allowed in areas of the Saggio Hills property characterized by steep slopes, environmental hazards, scenic ridgelines and hillsides.
Neighborhood Preservation Policy C.3	The City annexed the nine unincorporated islands in the Grove Street neighborhood in 2008. As a result, the entire Grove Street neighborhood is now within the city limits, thereby helping to preserve and strengthen the integrity of this neighborhood.
Clustering of Development Policy C.4	The City ensured that development will be clustered on the Saggio Hills property to preserve open space, meet General Plan policies concerning natural hazards and scenic resources, and minimize infrastructure costs.
Density Bonus Approval Policy C.5	The City approved a 25 percent density bonus for the Eden Family Housing Apartments project and a 54 percent density bonus for the Habitat for Humanity project in 2008.

Housing Element

The Housing Element describes the City of Healdsburg's goals, objectives, policies, and programs regarding the provision of safe, adequate housing for the City's residents. Additionally, it identifies the City's quantified objectives for housing production, rehabilitation, and conservation; and the policies and programs the City will implement in order to achieve those objectives. Actions taken by the City of Healdsburg during 2008 to implement the Housing Element include the following.

<p>Adequate Supply of Affordable Housing Sites Policies A.1, B.6 Programs A.1, B.9</p>	<p>The City secured the dedication in 2008 of 14 acres from the developer of the Saggio Hills project for the construction of up to 150 units of affordable housing.</p> <p>The City approved the subdivision of a 7,000-square foot lot into two 3,500-square foot lots in 2008 for the construction of two Habitat for Humanity homes, which are expected to begin construction in 2009.</p> <p>In August 2008, the Redevelopment Agency (RDA) Board directed staff to pursue the development of up to 75 units of affordable housing on a RDA-owned site at 155 Dry Creek Road. The 3-acre site (net) has excellent freeway and transit access and is located adjacent to a commercial center with a grocery store. The RDA had previously pursued commercial development of the site.</p>
<p>Provision of Affordable Housing Policy A.2 Programs A.15, B.9</p>	<p>The City approved a 64-unit apartment project in 2008 for extremely-low and lower-income households on the RDA-owned site at 40 W. Grant Street. The project will include units for the disabled and seniors, as well providing several transitional housing units. The RDA is also leasing the site to Eden Housing, its non-profit partner, for \$1 per year and is providing a \$3.4 million pre-development loan. Construction of the project will begin this spring.</p> <p>The City began the process of securing a contractor for the Victory Studios Transitional Housing project, which will provide seven units for extremely low-income households that are homeless or are in jeopardy of becoming homeless. Construction of the project will begin in 2009.</p>
<p>Affordable Housing for Local Workers Policy A.2</p>	<p>The Saggio Hills Development Agreement approved by the City in 2008 gives priority to employees of the Saggio Hills resort with respect to purchasing or renting the affordable housing that will be constructed at Saggio Hills.</p>
<p>Governmental Constraints Mitigation Policy A.3</p>	<p>The RDA committed in 2008 to paying the development fees for the Habitat for Humanity project. In 2008, the City granted a 54% density bonus for the project, approved two reduced-sized lots and allowed one required parking space for each unit to be located within the front yard setback.</p> <p>The City granted a 25% density bonus, waived the covered parking requirement and approved reduced front and side yard setbacks for the Eden Housing Family Apartments project in 2008.</p>
<p>Infill Housing Policies A.4, F.3</p>	<p>The City Council approved two subdivisions that resulted in the creation of 4 infill lots in 2008.</p>
<p>Housing Partnerships Policy A.6 Programs A.15, B.9</p>	<p>The RDA continued working with a non-profit partner, Eden Housing, to develop 64 extremely low- and lower-income apartments on a RDA-owned site.</p> <p>The RDA continued working with Habitat for Humanity to construct two very low-income homes.</p>

	<p>The RDA worked with HartMarin to develop a RDA-owned site with a project that would have included affordable housing; however the project was ultimately deemed infeasible by the potential partner.</p>
<p>Funding Leverage Policies A.8, B.4 Programs A.11, A.16, B.3, B.9</p>	<p>In 2008, the RDA committed to providing a \$315,000 property acquisition loan to Habitat for Humanity of Sonoma County related to the construction of two very low-income ownership units as well as paying the project's \$50,000 in development fees.</p> <p>The RDA is leasing a RDA-owned site to Eden Housing for \$1 per year and is providing a \$3.4 million pre-development loan for the construction of 64 affordable apartments.</p> <p>The City supported Eden Housing's federal and state funding applications in 2008, which resulted in \$384,000 of AHP funding. An application for HOME funds is pending.</p>
<p>Support for High Density Policy A.9</p>	<p>The City approved a density of 20 units per acre for the Eden Housing Family Apartments project in 2008.</p>
<p>Preservation of Residentially-Designated Properties Policy A.10</p>	<p>The City did not downzone or reclassify any residentially-designated properties during 2008.</p>
<p>Infrastructure for Affordable Housing Policy A.11</p>	<p>The Saggio Hills development agreement approved in 2008 provides for the installation of water and sewer mains and joint trench improvements for other utilities and services to the project's affordable housing site.</p>
<p>Utilization of Funding Assistance Policy B.4 Program B.5</p>	<p>The City Council adopted a resolution in 2008 maintaining the City's cooperative agreements with the Sonoma County Community Development Commission in the event that City may want to implement a local Mortgage Credit Certificate program.</p>
<p>Fees Reduction Program A.7</p>	<p>In July 2008, the City Council adopted a three-tiered fee system for dwelling units based on the size of the unit for water and sewer impact fees and other impact fees. The reduced impact fees for second units (effectively one-half of the rates for single-family homes) were maintained.</p>
<p>Property Reclassification to Residential Program A.9</p>	<p>As part of the General Plan Update, vacant and underutilized non-residential sites were inventoried and evaluated to identify those that could be reclassified to residential use. Three areas totaling more than 47 acres are being considered for reclassification from Industrial to Mixed Use or Residential as part of the update.</p>
<p>Maintenance of Staff Program A.12</p>	<p>The City maintained three full-time planners during 2008, whose duties included providing support to the RDA and processing residential development applications, including affordable housing projects, in a timely manner.</p>
<p>Administration of Affordable Housing Programs Program A.14</p>	<p>The City contracted for consulting services in 2008 to assist in the preparation of an affordable housing compliance library, as required by state law, assist in the creation of an affordable housing waiting list, facilitate the timely development of multiple affordable housing projects, seek funding sources for affordable housing development and assist in program administration to plan, direct and oversee local housing functions and activities.</p>

Annual Progress Review Program A.17	A report on the progress made by the City towards meeting its housing objectives was presented to the Planning Commission and City Council/Redevelopment Agency Board in 2008.
Variety of Designations in Specific Plans Policy B.1	The Saggio Hills Area Plan approved in 2008 includes land designated as Very Low Residential and Medium High Density Residential.
Maintenance of Inclusionary Program Policy B.2	The Planning & Building Department issued a building permit for one low-income inclusionary unit during 2008. The City Council approved an amendment to the Healdsburg Zoning Ordinance in 2008 that provides additional flexibility in the administration of the inclusionary program in order to maximize its effectiveness, including a reduction in the length of affordability restrictions.
Development of Rental Housing Policy B.3	The City approved the 64-unit Eden Housing Family Apartments project in 2008 and secured the 14-acre Saggio Hills affordable housing site, which may include rental units.
Construction of Secondary Units Policy B.5	The Planning & Building Department issued a building permit for one secondary dwelling unit on a single-family property during 2008.
Dispersion of Affordable Housing Policy B.6	The two affordable housing projects/sites approved in 2008 are separated by more than two miles and are at least one-half mile from any existing affordable housing.
Mortgage Credit Certificate Program Program B.5	The City Council authorized the Sonoma County Community Development Commission in 2008 to apply to the California Debt Limit Allocation Commission for mortgage bond allocations to benefit Healdsburg residents and authorized the City Manager to enter into a cooperative agreement with the Commission to administer the mortgage credit certificate program.
Reduction of Utility Rates for Low-Income Households Program B.7	The City discounted water and sewer service by 15% in 2008 to qualifying low-income customers and automatically gave this discount to tenants in low-income housing projects. In 2008, the discount for electric service was increased from 15% to 20%. Emergency assistance for up to two months of electric service was provided during 2008 to low-income households through the Home Energy Assistance Program.
First-Time Homebuyer Assistance Program B.8	The City offered loans to qualifying first-time homebuyers during 2008.
Housing for Senior and Disabled Households Policies C.2, C.8 Programs C.5, C.9	The Eden Housing Family Apartments project approved in 2008 will include 26 disabled-accessible units and 8 one-bedroom units suitable for seniors.
Senior Housing Needs Program C.7	Through the Healdsburg Senior Center, the City provided information in 2008 on its Neighborhood Improvement Program, local subsidized senior housing and fair housing assistance, and copies of the screened list of senior housing providers compiled by the Sonoma County Area Agency on Aging.

Housing for Mentally and Developmentally Disabled Program C.8	The Eden Housing Family Apartments project approved in 2008 will provide 5 units for those with mental health disabilities.
Housing for the Homeless Policies C.6, C.7	In 2008, the City began the process of securing a contractor for the Victory Studios Transitional Housing project, which will provide seven units for households that are homeless or are in jeopardy of becoming homeless.
Fair Housing Policies C.11, C.12 Program C.10	The City provided posters and brochures providing information on equal housing opportunity laws were provided at the CDC, City Hall, the Senior Center and the Job Center in 2008.
Non-Discrimination Clauses Program C.11	The City required the inclusion of non-discrimination clauses in rental agreement and deed restrictions executed during 2008 for housing constructed with City participation and for housing projects that contained inclusionary units.
Encouragement of Private Reinvestment and Rehabilitation Policy D.1	<p>The Planning & Building Department worked with owners of property in older neighborhoods to modernize and improve their homes during 2008.</p> <p>The City distributed information on the Sonoma County Community Development Commission's rehabilitation loan program during 2008.</p>
CDBG Program Participation Program D.1	<p>The City received \$91,500 in CDBG funds in 2008 to replace a dirt pathway from the Oak Grove Apartments (very low- and low-income housing) to a nearby commercial center with a sidewalk. The sidewalk will be constructed in Spring 2009.</p> <p>In May 2008, the City Council authorized the City Manager to sign a renewal of the joint powers agreement to continue to participate in the CDBG program and home investment partnership program for the 2009-2011 renewal cycle.</p> <p>In October 2008, the City applied for \$90,000 of CDBG funding to install ADA-compliant ramps throughout the downtown residential district.</p>
Infrastructure Maintenance Policy D.2 Program D.4	The City replaced and repaired water distribution system piping and valves, sewer collection mains and manholes, reconstructed streets and repaired sidewalks in older neighborhoods during 2008.
Correction of Hazardous Living Conditions Policy D.3	The Planning & Building Department continued its code enforcement program during 2008.
Maintenance of Mobilehome Parks Policy D.6, Program D.6	The City Council approved the River View Estates Mobilehome Park Final Map in 2008, which allows existing and future residents of the park to purchase a condominium ownership of one of the 47 spaces.
Neighborhood Improvement Program Program D.3	In May 2008, the RDA Board approved \$35,424 for the Healdsburg Summer Youth Cleanup Program component of the Neighborhood Improvements Program, which assisted approximately 12 households with minor exterior rehabilitation as part of the Agency's efforts to preserve its existing affordable housing.
Housing Opportunities for Local Residents and Workers	The affordable homeownership waiting list, which includes 94 applicants who live or work within the city limits, was used during 2008 to contact potential purchasers of inclusionary units.

Policy E.2 Program E.1	The Saggio Hills Development Agreement approved by the City in 2008 gives priority to employees of the Saggio Hills resort with respect to purchasing or renting the affordable housing that will be constructed at Saggio Hills.
Energy Conservation Policy F.1, Program F.3	The City offered free energy audits of homes, and rebates for weatherization and energy-efficient lighting fixtures and appliances during 2008.
Infill Housing Policy F.3	The Eden Housing Family Apartments project approved in 2008 will be located on an in-fill site.
Provision of Pedestrian, Cycling and Transit Services Policy F.6, Program F.5	<p>The City required the construction of sidewalks and multi-use paths in approving the Eden Housing Family Apartments and Saggio Hills projects in 2008. Bicycle parking was required for the Eden Housing project.</p> <p>The construction of two transit stops was required for the Saggio Hills project.</p> <p>The Healdsburg Bicycle & Pedestrian Master Plan approved in 2008 requires new development to provide safe, continuous and convenient pedestrian and bicyclist access, and requires the development and implementation of a safe-routes-to-transit program.</p>
Appropriate Locations for Higher-Density Housing Policy F.7	The Eden Housing Family Apartments project will be located near a transit stop, commercial services and schools.
Energy-Efficient Site Design Program F.1	Staff reports for proposed residential subdivisions in 2008 included an evaluation of consistency with Subdivision Map Act Section 66473.1 regarding energy-efficient site design.
Street Trees Program F.2	The planting of street trees was required as part of all appropriate design review approvals in 2008.
Quantified Objectives	<p>During 2008, the City took the following actions towards meeting its regional share of new housing for the 2007-2014 planning period:</p> <ul style="list-style-type: none"> • Approved the Eden Housing Family Apartments project, which will provide 64 rental units for extremely low-, very low- and low-income households. The project, which will begin construction in Spring 2009, will include five transitional housing units and five units for those with a mental health disability, as well as 26 disabled-accessible units and 8 one-bedroom units suitable for seniors. It will be constructed on a RDA-owned site leased to the developer for \$1 per year and the RDA has granted a \$3.4 million pre-development loan for the project. The City approved a 25% density bonus for the project and waived the Zoning Ordinance's covered parking requirement. Construction will begin in 2009. • Approved the Saggio Hills project, which includes the dedication to the City of a 14.1-acre site for the construction of up to 150 units of affordable housing. The site will be delivered to the City rough-graded and with stubbed utilities. The City Council directed Staff to initiate a process for identifying the targeted households for future housing on the site. • Approved the subdivision of a 7,000-square foot lot into two 3,500-square foot lots for the construction of two Habitat for Humanity homes, which are expected to begin construction in

2009. The RDA loaned \$315,000 to Habitat for the purchase of the property and will pay the project's development fees. The City granted a 54 percent density bonus for the project, approved two reduced-sized lots and allowed one required parking space for each unit to be located within the front yard setback.

- Began the process of securing a contractor for the Victory Studios Transitional Housing project, which will provide seven units for extremely low-income households that are homeless or are in jeopardy of becoming homeless. Three of the units will be disabled-accessible. Construction will begin in 2009.
- Issued a building permit for one secondary dwelling unit on a single-family property in 2008.
- Issued a building permit for one inclusionary dwelling unit in 2008

The following table summarizes the City's progress in meeting its new housing need for the current planning period, including units constructed, units under construction and approved units. Note that the table does not include the potential housing that could be constructed on the 14-acre Saggio Hills affordable housing site.

Progress Towards Meeting Regional Housing Share (2007-2014)

2/17/09

	Income Category				
	Extr. Low	Very Low	Low	Moderate	Above-Mod.
Regional Allocation¹	35	36	48	55	157
Units constructed since 1/2007			6	9	61
Units under construction			2	1	21
Approved units ²	26	36	18	71	134
Subtotals	26	36	26	81	216
Remaining Housing Need	9	0	22	(26)	(59)

¹ Regional share of housing needs allocation from Assn. of Bay Area Governments (ABAG)

² Victory Studios: 7 transitional housing units at 308 East Street (7 extremely low)
 Eden Housing: 64 apartments at 40 W. Grant Street (19 extremely low, 32 very low, 13 low)
 Chiquita Grove: 66 condominiums at 100 Chiquita Road (2 low, 64 moderate)
 Grant Street Village: remaining Phase I + Phase II (2 very low, 2 low, 6 moderate, 13 above-moderate)
 Powell Place: 12 SFDs at 515 Powell (1 low, 1 moderate, 10 above-moderate)
 Habitat for Humanity: 2 SFDs at 513 University (2 very low)
 Area A: 41 SFDs (41 above-moderate)
 Saggio Hills: 70 SFDs (70 above-moderate)

Economic Development Element

The Economic Development Element provides goals and policies to promote economic development and stability in Healdsburg. General Plan policies seek to maximize economic opportunities, including ensuring a diversified employment base and meeting the commercial needs of residents and visitors. Actions taken by the City of Healdsburg during 2008 to implement the Economic Development Element include the following.

Establishment of New Businesses Policies A.1, A.3	The City funded an Economic Development Coordinator in 2008 whose duties include, in part, assisting the RDA in finding potential new businesses for vacant buildings and properties.
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Transient Occupancy Tax Revenue Policies A.3, A.6	The City approved the Saggio Hills project in 2008, which will contribute significant transient occupancy tax revenue to the City. The City issued a building permit for the H2 hotel during 2008.
Retention of Existing Commercial Enterprises Policy A.4	The City issued a building permit in 2008 for an eight-space commercial condominium project targeted at meeting the needs of local contractors and incubator businesses. The RDA continued its economic development partnership in 2008 with Healdsburg auto dealers, matching dollar-for-dollar promotional efforts. The Agency also compensated the Healdsburg Area Chamber of Commerce for the costs associated with managing these efforts.
Occupancy of Vacant Commercial Space Policy A.4	The City approved conditional use and design review permits for new businesses occupying vacant commercial and industrial space during 2008.
Visitor Services Policies C.1, C.2	The City issued a building permit for a hotel located in the downtown during 2008. The RDA renewed funding for Economic Development/Lodging Promotion Services, matching \$2 of RDA funding for every \$1 of private funds.
Services for Residents Policy C.1.	The City issued building permits for improvements to Big John's market during 2008 as well as for various service-oriented businesses, such as restaurants, retail and hair care.
High Retail Sales Tax Generators Policy C.5	The RDA continued its economic development partnership with Healdsburg auto dealers, matching dollar-for-dollar promotional efforts. The Agency also compensated the Healdsburg Area Chamber of Commerce for the costs associated with managing these efforts.
Downtown Support Policy C.7	The City supported Tuesday night summer concerts in the downtown Plaza during 2008. The City Council authorized the preparation of a Downtown Parking Study to evaluate parking needs in the downtown in 2008.
Support for Wine Industry and Tourism Policy C.8	The Planning Commission approved conditional use permits for several wine tasting rooms in 2008. The City issued a building permit in 2008 for a hotel located in the downtown. The City installed directional signage to wine tasting facilities and downtown businesses in 2008.

Transportation Element

The Transportation Element contains goals and policies related to the transportation system in Healdsburg, including streets and highways, the public transit network, bicycle routes, pedestrian connections, and passenger rail. Goals and policies address each of the alternative modes, with the objective of creating a safe, efficient, and convenient transportation system. Actions taken by the City of Healdsburg during 2008 to implement the Transportation Element include the following.

Circulation Master Planning Policy A.2	A circulation plan for the Saggio Hills project was approved in 2008 as part of the Saggio Hills Area Plan.
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Discouragement of Neighborhood Traffic Policy A.3	The extension of Parkland Farms Boulevard was limited to emergency vehicles as part of the Saggio Hills project approved in 2008.
Circulation Improvements Policies A.4, A.5	City approval of the Saggio Hills project in 2008 included a requirement for improvements to Healdsburg Avenue and the extension of Parkland Farms Boulevard.
Private Streets Policy A.7	In approving private streets for the Saggio Hills project in 2008, the City ensured that their design would meet minimum access standards.
Street and Traffic Control Development Fees Policy A.8	The City assessed fees on all new development in 2008 to fund system-wide street and traffic control improvements.
State and Federal Funding Policy A.9	The City pursued and received state and federal funding for various circulation projects during 2008.
Circulation System Planning for Northern Area Policy A.11	The City Council approved a circulation plan as part of the Saggio Hills Area Plan in 2008.
Completion of Street System Links Policy A.12	The City Council required the extension of Parkland Farms to connect to Passalacqua Drive as part of the Saggio Hills Area Plan's circulation plan in 2008.
Avoidance of Traffic Hazards Policies B.1, B.2	The City ensured that traffic hazards will not be created by the Saggio Hills project, in part by requiring adequate sight distances at street intersections.
Provision of Adequate Parking Policy C.2	The City required the provision of adequate off-street parking for all projects approved outside of the downtown parking exemption area during 2008.
Parking Variances Policy C.3	The City did not approve any parking variances in 2008.
Provision of Downtown Parking Policy C.4	The City oversaw the preparation of a study in 2008 to plan for adequate downtown parking.
Establishment of Bicycle Network Policies D.1, D.2	The Planning Commission required the construction of Segment 5 of the Foss Creek Pathway by the Eden Housing project.
Development of Park-and-Ride Lots Policy E.2	The City worked with the Sonoma County Transit Authority in 2008 to construct a park-and-ride lot at the Healdsburg Depot.
Intra-City Transit Service Policy E.3	The City provided intra-city transit service during 2008.
Operation of Airport Policies F.1, F.2	The City operated Healdsburg Municipal Airport as an enterprise activity managed by the Healdsburg Airport Commission in 2008.
Traffic Counts Program 1	The City maintained a summary of current traffic counts during 2008.
Street Master Plan Program 2	The City approved a circulation plan as part of the Saggio Hills project in 2008.
Bicycle Master Plan Program 7	The City Council adopted a Bicycle and Pedestrian Master Plan in 2008.

Public Services Element

The Public Services Element provides goals, policies and implementation programs directed towards providing facilities and services that are important to residents' safety and quality of life. These facilities and services include drainage facilities, sewer and water lines, wastewater treatment plants, electrical utility infrastructure, police, fire, education and health care. Actions taken by the City of Healdsburg during 2008 to implement the Public Services Element include the following.

Development of New Water Sources Policy A.1	The City worked with the State Water Resources Control Board to secure additional Dry Creek water.
Downtown Water Lines Upgrading Policy A.5	The City replaced the water lines in two downtown locations during 2008.
Water Conservation Policy A.6	The City promoted water conservation measures through its utility billings.
Water Development Fees Policy A.7	The City assessed a fee on all new development during 2008 to fund system-wide water capacity improvements.
Monitoring of Water Flows Policy A.8	The City monitored water flows through the City's water system during 2008 to identify areas of potential water loss and cases of under-billings.
Development of New Sewage Treatment Policies B.1, B.4	The City completed construction of a wastewater treatment plant in 2008 that meets effluent treatment standards.
Septic Systems Limitations Policy B.3	The only septic system installed in 2008 was in an area south of the Russian River bridge, where sewer system will not be available in the near future.
Sewer Development Fees Policy B.6	The City assessed a fee on all new development in 2008 to fund system-wide sewer capacity improvements.
Electric Facilities Policies C.1, C.3	The City initiated planning during 2008 for the second phase of the Badger Substation Modernization and Expansion project and a new main feeder line to address immediate and long-term reliability, capacity and security concerns related to the city's electrical services.
Energy Conservation in City Operations and New Development Policy C.4	The City Council adopted an action plan in 2008 to reduce greenhouse gas emissions related to City operations, which includes energy conservation. The City Council appointed a Green Building Committee in 2008, charged, in part, with developing strategies to reduce energy use in new construction.
Electric Development Fees Policy C.5	The City assessed a fee on all new development in 2008 to fund system-wide electrical capacity improvements.
Foss Creek Maintenance Policy D.2	The City maintained the capacity of Foss Creek by controlling trees and brush in the channel during 2008.
Drainage Development Fees Policy D.4	The City assessed a fee on all new development in 2008 to fund system-wide drainage capacity improvements.
Public Involvement in Fire Prevention and Control Policy E.3	The Healdsburg Fire Department enforced vegetation clearance requirements in high fire hazard areas in 2008.

Built-In Fire Protection Policy E.6	The Healdsburg Fire Department required the installation of fire sprinkler systems in new development during 2008.
Collection of School Impact Fees Policy F.2	The City collected school impact fees prior to the issuance of building permits in 2008.
Capital Improvement Program Update & Adoption Program 1	The City updated and adopted a five-year Capital Improvement Program in 2008. The Planning Commission made a finding of consistency of the Program with the General Plan prior to its adoption.
Replacement of Faulty Water Meters Program 3	The City replaced faulty water meters in 2008.
Fire Department Facility Needs Program 6	The City Council required the construction of a fire sub-station as part of the Saggio Hills project in 2008.

Cultural and Recreational Resources Element

The Cultural and Recreational Resources Element establishes goals and policies for identifying and preserving significant historic and Native American cultural resources. The Element also establishes goals and policies and implementation programs directed towards providing passive and active recreation. Actions taken by the City of Healdsburg during 2008 to implement the Cultural and Recreational Resources Element include the following.

Expansion of Park System Policies A.1, A.6	The City Council approved a 37-acre community park as part of the Saggio Hills project in 2008 that will include both active and passive recreation.
Joint Use of School Facilities Policies A.2, B.1	The City executed a lease with the Healdsburg Unified School District to use the former Foss Creek School facilities for recreational programs and administration.
Renovation of Existing Parks Policy A.4	The City approved a master plan for the rehabilitation of Giorgi Park.
Funding Programs Policy A.5	The City applied for a grant to fund Giorgi Park improvements.
Park Development Fees Policy A.7	The City assessed a fee on all new development in 2008 to fund system-wide park improvements.
Open Space Acquisition Policy A.9	The City executed an agreement with the Sonoma County Agricultural Preservation and Open Space District for the maintenance and eventual title to the Healdsburg Ridge Open Space Preserve.
Development of Trail System Policy C.1	<p>The City worked with the Sonoma County Agricultural Preservation and Open Space District to develop a trail network through the Healdsburg Ridge Open Space Preserve.</p> <p>The City approved a pedestrian and hiking trail network through the Saggio Hills project's open space in 2008.</p> <p>The Planning Commission required in 2008 the construction of Segment 5 of the Foss Creek Pathway by the Eden Housing project.</p>
Bicycle Route System Policy C.2	<p>The City Council adopted a Bicycle and Pedestrian Master Plan in 2008 that is coordinated with the County system.</p> <p>The City required the construction of bicycle lanes on Healdsburg Avenue as part of the Saggio Hills project approval in 2008.</p>

Consultation on Potential Archaeological Sites Policy E.1, Program 6	The City referred development proposals that may adversely impact archaeological sites to the Northwest Information Center in 2008. The City referred development proposals to affected Native American tribes in 2008.
Park Master Plan Projected Parks Needs Programs 1, 2	The City adopted a Parks and Open Space Master Plan in 2008.
Pedestrian & Bicycle Master Plans Programs 3, 4	The City Council adopted a Bicycle and Pedestrian Master Plan in 2008 that is coordinated with the County system.

Natural Resources Element

The Natural Resources Element provides goals, policies and implementation measures directed towards protecting and improving the city's water, agriculture, mineral, air, plant and wildlife resources. Actions taken by the City of Healdsburg during 2008 to implement the Natural Resources Element include the following.

Minimization of Erosion and Silt Flows Policy A.2	The City enforced its City's Storm Water Management Plan, which addresses construction site storm and water runoff control.
Promotion of Automobile Alternatives Policy D.1	The City provided intra-city transit service during 2008. The City Council adopted a Bicycle and Pedestrian Master Plan in 2008
Clean-Burning Fireplaces and Wood Stoves Policy D.2	The Healdsburg Planning & Building Department enforced the regulations of the Northern Sonoma County Air Pollution Control District regarding wood-fired appliances during 2008.
Enforcement of Heritage Tree Ordinance Policy E.3	The Healdsburg Planning & Building Department processed six heritage tree removal permits during 2008.
Protection of Natural Vegetation and Wildlife Habitat Policy E.4	The City Council approved a mitigation and monitoring program for the Saggio Hills EIR that will maximize the protection of natural vegetation and wildlife habitat in the project.
Use of Native Plant Species Policy E.5	The mitigation and monitoring program for the Saggio Hills EIR, approved in 2008, requires the planting of native plant species, including oaks, in the project's landscaping and replanting.
Open Space Acquisition Policy E.6	The City executed an agreement with the Sonoma County Agricultural Preservation and Open Space District for the maintenance of and eventual title to the Healdsburg Ridge Open Space Preserve.
Open Space Program Program 1	The City Council adopted a Parks and Open Space Master Plan in 2008.

Health and Safety Element

The Health and Safety Element provides goals, policies and implementation measures directed towards preventing the loss of lives, injuries, and property damage due to geologic hazards, flooding, fire, crime, hazardous materials and noise. Actions taken by the City of Healdsburg during 2008 to implement the Health and Safety Element include the following.

Reports for Projects in Slope Hazard Zones Policy A.2	The Healdsburg Planning & Building Department required the submission of soils, geotechnical and erosion plans, where appropriate, for development projects in 2008.
Minimization of Damage from Geologic Hazards Policy A.4	The Healdsburg Planning & Building Department required proposed development in 2008 to be sited in a manner to minimize the exposure of structures and improvements to geologic hazards.
Consultant Review of Geological Reports Policy A.6	The City retained the services of a consultant in 2008 to review geological reports prepared in connection with new development projects.
100-Year Flood Protection Policy C.2	The Healdsburg Public Works Department ensured through its review of project improvement plans that the flood elevations for all units in the Grant Street Village project would be at least one foot above the projected 100-year flood level.
Automatic Interior Sprinkler Systems Policy D.2	The City required the installation of automatic interior sprinkler systems in all new construction in 2008.
Fire Retardant Roofs Policy D.3	The Healdsburg Fire Department required fire-retardant roofs for construction in high fire hazard areas in 2008.
Vegetation Clearance Policy D.4	The Healdsburg Fire Department required vegetation clearance for construction in high fire hazard areas in 2008.
Fire Inspection Program Policy D.5	The Healdsburg Fire Department conducted fire inspections of commercial and industrial buildings in 2008.
Adequate Access for Emergency Apparatus Policy D.6	The City Council ensured through conditions of approval that all roads and streets in the Saggio Hills project will have adequate width, turning radii and grade to facilitate access by emergency equipment.
Achievement of Minimum Fire Flows Policy D.7	The City Council ensured through conditions of approval that minimum fire flows would be provided for development in the Saggio Hills project that is planned at higher elevations.
Setbacks from County Sanitary Landfill Policy F.3	The Saggio Hills EIR certified by the City Council in 2008 evaluated the potential hazards of the County sanitary landfill on the project and determined that minimum setbacks for the project were not necessary.

Scenic Resources and Urban Design Element

The Scenic Resources and Urban Design Element addresses the visual quality and character of the built environment of Healdsburg and its scenic resources. The major topics addressed by Community Design policies include the downtown, major city entries, neighborhood design and hillside development. Actions taken by the City of Healdsburg during 2008 to implement the Scenic Resources and Urban Design Element include the following.

Protection of Major Scenic Ridgelines, Highly-Visible Hillside and Scenic Roads Policies A.4, A.6, B.5	The Saggio Hills EIR certified by the City Council in 2008 includes a mitigation and monitoring program to minimize the potential visual impacts of the project.
Protection of Distinctive Natural Vegetation Policy A.5	The Saggio Hills EIR certified by the City Council in 2008 includes a mitigation and monitoring program to maximize the protection of distinctive natural vegetation in the project.

Encouragement of Harmonious Infill Development Policy B.1	The Planning Commission, during its review of design-related applications during 2008, worked to ensure that the designs were in scale with adjacent development and would harmonize with surrounding development.
Linkage of Parks and Open Space Areas with Trails Policy B.4	<p>The City worked with the Sonoma County Agricultural Preservation and Open Space District to develop a trail network through the Healdsburg Ridge Open Space Preserve.</p> <p>The City approved a pedestrian and hiking trail network through the Saggio Hills project's open space in 2008.</p> <p>The Planning Commission required in 2008 the construction of Segment 5 of the Foss Creek Pathway by the Eden Housing project.</p>
Consistency with Design Guidelines Policy B.9	The Planning Commission, during its review of design-related applications during 2008, worked to ensure that the designs were consistent with the General Plan's Urban Design Recommendations.
Upgrading of Downtown Public Facilities Policy B.15	The City replaced water lines in two downtown locations during 2008.
Landscaping of Parking Lots Policy B.17	The Planning Commission, during its review of design-related applications during 2008, ensured that the designs incorporated shrubs and shade trees on the perimeters and interiors of parking lots.

Administration and Implementation Element

The Administration and Implementation Element provides goals and implementation measures for administering updates and changes to the General Plan. This Element also includes measures to ensure efficient city government practices. Actions taken by the City of Healdsburg during 2008 to implement the Administration and Implementation Element include the following.

Update of Background Report Policy A.1, Program 1	The Planning & Building Department updated the General Plan Background Report in 2008.
Periodic Revision of General Plan Policy Document Policy A.2, Program 2	The City released a draft of an updated Policy Document in 2008 and held a public hearing on the document.
Limit on General Plan Amendments Policy A.2	The number of General Plan Amendments during 2008 did not exceed four.
Capital Improvement Program Update & Adoption Policy A. 4, Program 3	The City updated and adopted its five-year Capital Improvement Program in 2008. The Planning Commission made a finding of consistency of the Program with the General Plan prior to its adoption.
Amendments to Zoning & Subdivision Ordinances Policy A.5, Program 4	The Zoning Ordinance was amended during 2008 to accommodate the city's needs.
Adoption of Specific Plans for Unincorporated Areas Policy A.6, Program 5	The City Council adopted the Saggio Hills Area Plan in 2008.